

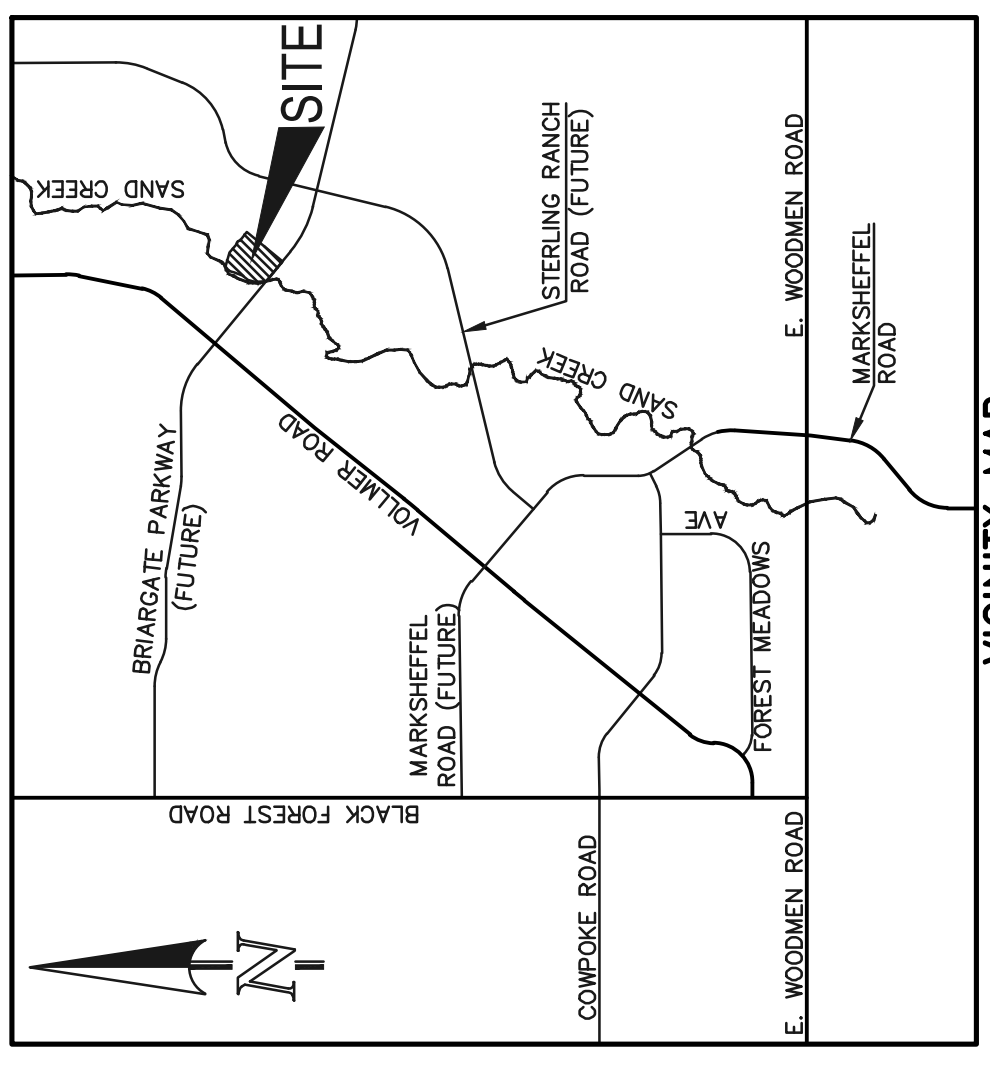
STERLING RANCH EAST FILING NO. 2

COUNTY OF EL PASO, STATE OF COLORADO

UTILITY CONSTRUCTION PLANS

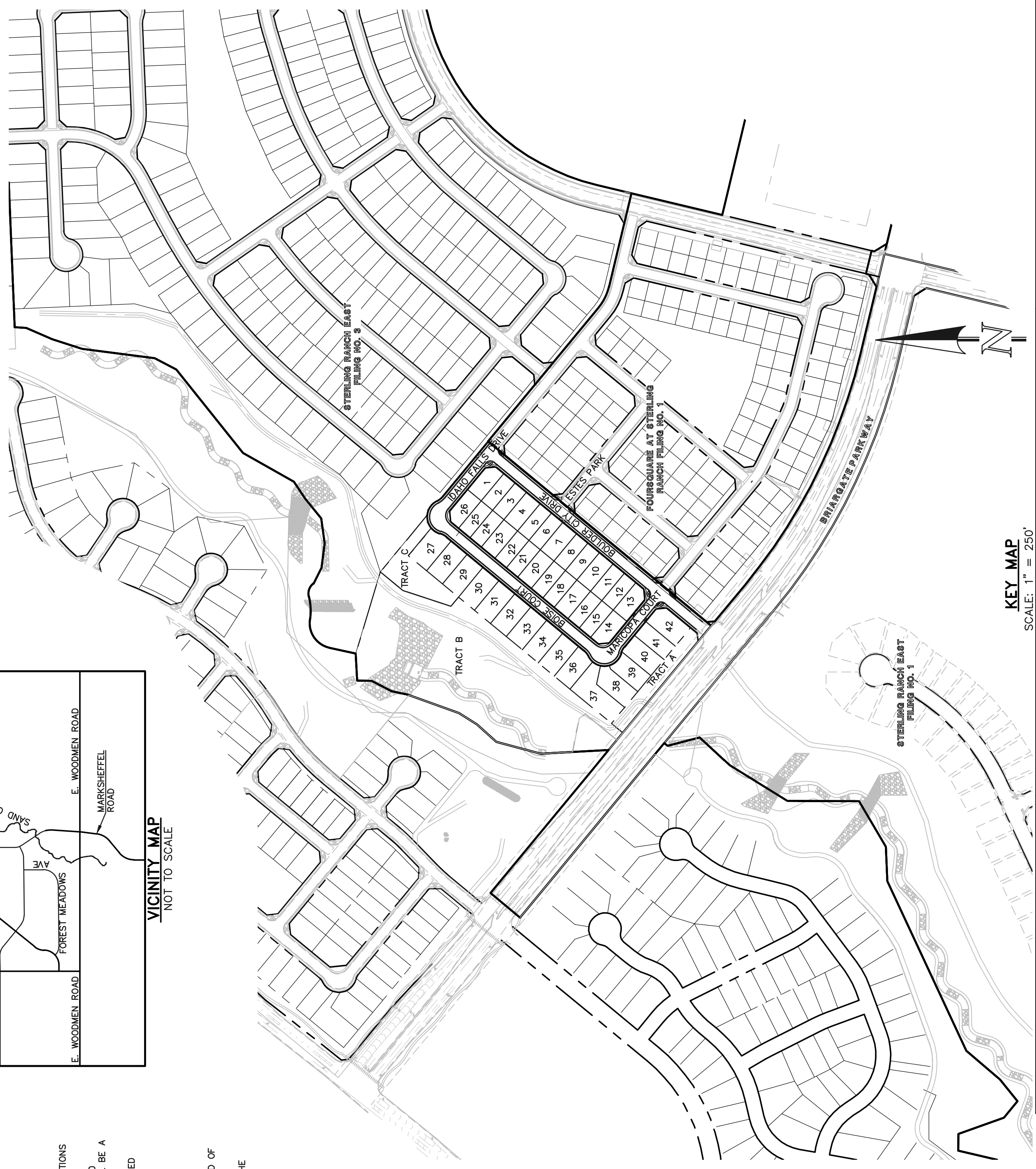
SPRING 2023

(SECTIONS 28 & 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST)



TITLE SHEET
 SANITARY SEWER PLAN - BOISE COURT & MARICOPA COURT STA: 1+00.00 - 12+02.00
 SANITARY SEWER PLAN - BOULDER CITY DRIVE STA: 1+00.00 - STA: 8+67.00
 PUBLIC 8" PVC WATER SYSTEM PLAN
 UTILITY SERVICE PLAN

SHEET 1 OF 5
 SHEET 2 OF 5
 SHEET 3 OF 5
 SHEET 4 OF 5
 SHEET 5 OF 5



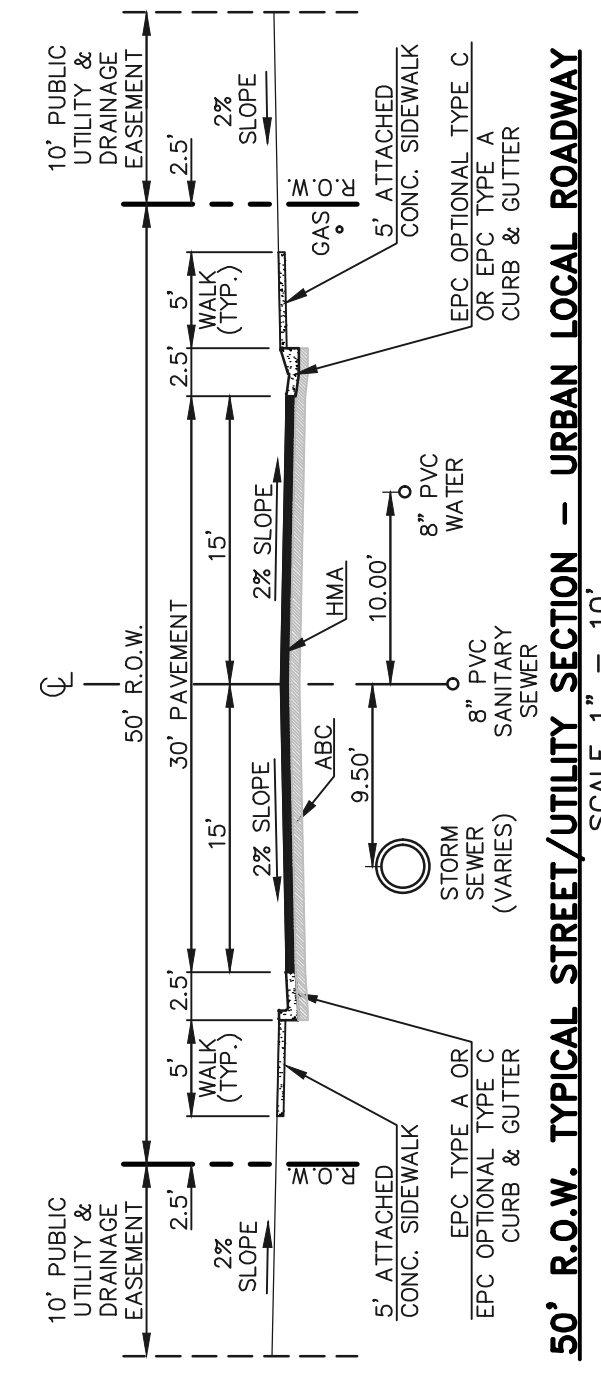
KEY MAP
 SCALE: 1" = 250'

- WASTEWATER GENERAL NOTES:**
- ALL LID'S SHALL BE CATHODICALLY PROTECTED BY BONDING ALL JOINTS, POLY-ETHYLENE WRAPPING, AND INSTALLING 17LB MAGNESIUM ANODES AT THE LOCATIONS SHOWN ON THE DRAWINGS. THE COST OF ALL CATHODIC PROTECTION SHALL BE INCLUDED IN THE PROJECT.
 - ALL PVC PIPE SHALL BE INSTALLED PER THE TOWN OF MONUMENT SANITARY SEWER COLLECTION SYSTEMS SPECIFICATIONS. ALL TOWN STANDARDS ARE AVAILABLE AT WWW.CITYOFMONUMENT.CO.GOV
 - IF A BYPASS PUMPING PLAN OR FLOW MANAGEMENT PLAN IS NEEDED, IT SHALL BE REVIEWED AND APPROVED BY THE TOWN AND TRIVIEW METRO DISTRICT PRIOR TO DESIGN APPROVAL. THE CONTRACTOR SHALL HAVE 100% REDUNDANT PUMPING CAPACITY WITH 24 HOUR SUPERVISION DURING ALL PUMPING OPERATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE TRIVIEW METRO DISTRICT OFFICE (719-488-6868) 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO OUTLINE METHODS OF CONSTRUCTION, MATERIALS TO BE USED, AND CONSTRUCTION STAKING.
 - ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE LOCATED AND RAISED BY THE CONTRACTOR. IF THE MANHOLE IS IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLE. (SEE SECTION 9-4)
 - ALL MANHOLES TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED WITH A WATERTIGHT MECHANICAL PLUG AND GROUTED. THE CONE SECTION SHALL BE REMOVED AND DISPOSED. THE RING AND COVER REMOVED, AND THE MANHOLE FILLED WITH COMPACTED FILL.
 - IF AN ABANDONED SEWER LINE FALLS UNDER A PROPOSED STRUCTURE IT SHALL BE REMOVED OR GROUTED FILL.
 - IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE TOWN INSPECTOR IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER/DEVELOPER.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE WASTEWATER PIPELINES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE TOWN INSPECTOR.
 - ALL PIPELINES SHALL HAVE "AS-BUILT" RECORD DRAWINGS INCLUDING PLAN AND PROFILE SHEETS, ON MYLAR, AND CD-ROM SUBMITTED TO THE TOWN INSPECTOR PRIOR TO THE COMMENCEMENT OF THE TWO YEAR WARRANTY PERIOD.
 - ALL SEPTIC TANKS TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED, THE LID REMOVED, AND THE TANK FILLED WITH APPROVED (GRANULAR) COMPACTED FILL. THE EL PASO COUNTY DEPARTMENT OF HEALTH SHALL BE NOTIFIED WHEN ANY SEPTIC TANK IS ABANDONED. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF HEALTH AND PAY ALL NECESSARY FEES AND PERMITS.
 - THE CONTRACTOR WILL BE REQUIRED TO REPLACE EXISTING MANHOLES THAT, IN THE TOWN/TRIVIEW INSPECTOR'S VIEW, ARE FOUND TO BE IN POOR CONDITION AND CAN NO LONGER BE MODIFIED OR USED.
 - THE CONTRACTOR WILL VERIFY THAT SERVICES OTHER THAN THOSE FROM ADJACENT STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL NOTE THAT SERVICES OTHER THAN THOSE FROM ADJACENT STRUCTURES MAY BE ENCOUNTERED.
 - SANITARY SEWER SERVICE LINES SHALL BE STUBBED AS SHOWN AND MARKED WITH A 2X4 POST.

- WATER GENERAL NOTES:**
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE TOWN OF MONUMENT & TRIVIEW METRO DISTRICT STANDARD SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT INSPECTOR AND THE TOWN OF MONUMENT INSPECTOR.
 - ALL WATER MAINS SHOWN ON THESE PLANS SHALL BE 8" V.C. UNLESS OTHERWISE NOTED. THE DEPTH OF COVERS SHALL BE NO LESS THAN 5.0 FEET AND NO GREATER THAN 6 FEET UNLESS OTHERWISE NOTED. THE VERTICAL CLEARANCE WITH OTHER UTILITIES AND IMPROVEMENTS SHALL BE A MINIMUM OF 18 INCHES.
 - ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED OF ANY REQUIRED REALIGNMENT, EITHER VERTICAL OR HORIZONTAL.
 - WATER SERVICE LINES SHALL BE STUBBED AS SHOWN AND MARKED WITH A 2X4 POST PRIOR TO EXTENSION TO HOME. (SEE DETAIL 6)
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE TOWN OF MONUMENT INSPECTOR AT 489-3375 A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - PRIOR TO CONSTRUCTION, TESTS FOR CORROSIVE SOIL CONDITIONS ARE REQUIRED. IF CORROSION PROTECTION IS REQUIRED, THEN THE METHOD OF PROTECTION SHALL BE APPROVED BY THE TOWN/TRIVIEW.
 - ANY STUBS AND APPURTENANCES NOT USED AS PROPOSED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE DEVELOPER'S EXPENSE.
 - ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION. ANY INTERRUPTION OF EXISTING SERVICES MUST BE COORDINATED BY THE CONTRACTOR. ALL NEW 8" PUBLIC MAINS THAT ARE REPLACING EXISTING WATER MAINS TO BE ABANDONED MUST BE INSTALLED PRIOR TO ABANDONMENT SO AS TO MINIMIZE THE INTERRUPTION OF EXISTING SERVICE.

FOR PIPELINES 1.04% OR LESS GRADE THE FOLLOWING ADDITIONAL INSTALLATION PRACTICES SHALL BE USED.

- THE BOTTOM OF THE PIPE TRENCH SHALL BE FLAT TAMPED PRIOR TO THE INSTALLATION OF ANY PIPE OR BEDDING MATERIAL.
- SELECT BEDDING MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
- TRENCH BACKFILL MATERIAL SHALL BE INSTALLED PER CHAPTER 2 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
- PIPELINES FOR LESS THAN 1.04% SHALL BE "AS CONSTRUCTED" BY A LICENSED SURVEYOR OR A APPOINTED REPRESENTATIVE UNDER HIS DIRECT SUPERVISION. THE "AS CONSTRUCTED" MANHOLE INVERTS SHALL BE RECORDED ON THE RECORD DRAWINGS(S) SUBMITTED TO TRIVIEW METRO DISTRICTS RECORDS MANAGEMENT.



AGENCIES:

DEVELOPER:
 CLASSIC SRV LAND, LLC
 1515 N. CASCADE AVENUE, SUITE 200
 COLORADO SPRINGS, CO 80921
 MR. LOREN J. MORELAND (719) 592-9333

CIVIL ENGINEER:
 CLASSIC CONSULTING ENGINEERS & SURVEYORS
 619 N. CASCADE AVENUE, SUITE 200
 COLORADO SPRINGS, CO 80903
 MR. KYLE R. CAMPBELL, P.E. (719) 785-2800

COUNTY ENGINEERING:
 EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
 1000 N. WASHINGTON AVENUE, SUITE 110
 COLORADO SPRINGS, CO 80906
 MR. JEFF RICE, (719) 520-7877

WATER & SANITATION DISTRICT:

BLACK FOREST FIRE PROTECTION DISTRICT
 1000 N. WASHINGTON AVENUE, SUITE 110
 COLORADO SPRINGS, CO 80908
 CHIEF BRYAN JACK, (719) 495-4300

GAS COMPANY:

BLACK HILLS ENERGY
 37 WIDEFIELD BOULEVARD
 WIDEFIELD, COLORADO 80911
 MR. GEORGE M. PETERSON, (719) 392-3491

ELECTRIC COMPANY:

MOUNTAIN VIEW ELECTRIC
 1000 N. WASHINGTON AVENUE, SUITE 110
 COLORADO SPRINGS, CO 80908
 MR. LES ULFERS, (719) 495-2283

TELEPHONE COMPANY:

CENTURY LINK COMMUNICATIONS
 (LOCATORS) (800)-922-1987
 A.T.&T. (LOCATORS) (719) 635-3674

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY OF EL PASO, STATE OF COLORADO, AND THE TOWN OF MONUMENT AND TRIVIEW METRO DISTRICTS. I AM A LICENSED SURVEYOR AND ENGINEER IN THE STATE OF COLORADO. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS AND CONFIRMED THAT THEY COMPLY WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS. I HAVE ALSO REVIEWED THE PLANS AND SPECIFICATIONS FOR CONFORMANCE WITH THE TOWN OF MONUMENT AND TRIVIEW METRO DISTRICTS' STANDARDS AND SPECIFICATIONS. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR CONFORMANCE WITH THE TOWN OF MONUMENT AND TRIVIEW METRO DISTRICTS' STANDARDS AND SPECIFICATIONS. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR CONFORMANCE WITH THE TOWN OF MONUMENT AND TRIVIEW METRO DISTRICTS' STANDARDS AND SPECIFICATIONS.

KYLE R. CAMPBELL, COLORADO P.E. #29794
 FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS
 DATE _____

OWNER/DEVELOPER STATEMENT:

I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LOREN J. MORELAND, LLC
 2138 FLYING HORSE CLUB DR.
 COLORADO SPRINGS, CO 80921
 DATE _____

STERLING RANCH METROPOLITAN DISTRICT:

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR WATER MAIN, SANITARY SEWER MAIN AND UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT
 DATE _____

BLACK FOREST FIRE PROTECTION DISTRICT:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE BLACK FOREST FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER MAIN PLAN SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE PROTECTION REQUIREMENTS AS SPECIFIED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT
 DATE _____

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AND/OR ACCURACY OF THIS DOCUMENT. THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH WITH EGM SECTION 112, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF TWO YEARS FROM THE DATE OF APPROVAL. IF THE PROJECT IS NOT COMPLETED WITHIN TWO YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E.
 COUNTY ENGINEER / EGM ADMINISTRATOR
 DATE _____

STERLING RANCH EAST FILING NO. 2
 UTILITY CONSTRUCTION PLANS
 TITLE SHEET

DESIGNED BY	JDP	SCALE	DATE	8/28/23
DRAWN BY	JDP	(H) 1" =	N/A	SHEET 1 OF 5
CHECKED BY	KRC	(V) 1" =	N/A	JOB NO. 1183.31

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

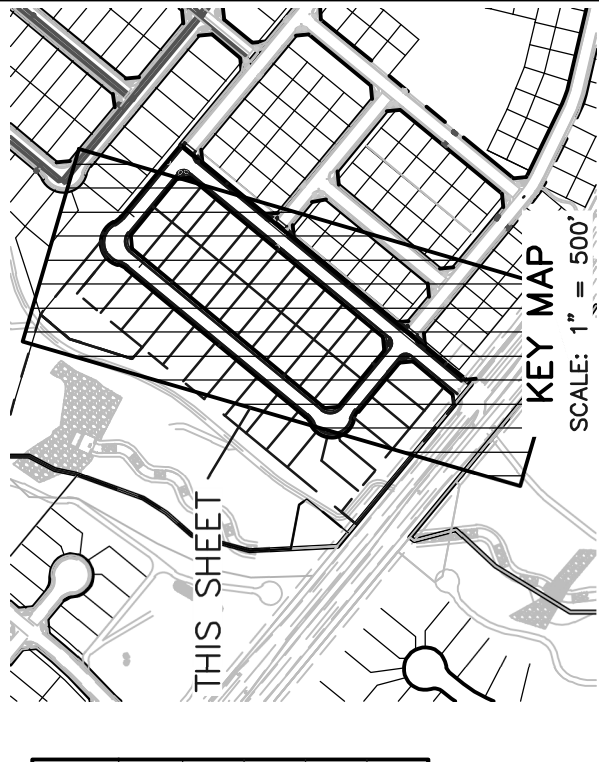
KYLE R. CAMPBELL, COLORADO P.E. #29794
 DATE _____

NO.	REVISION	DATE

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
811
 IT'S THE LAW

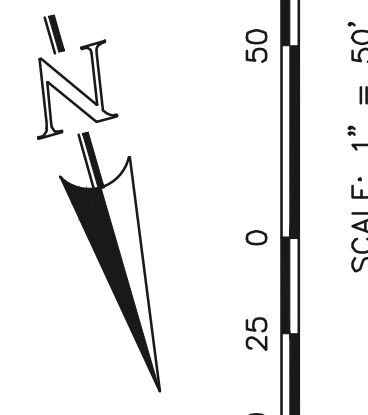
UTILITY NOTIFICATION CENTER OF COLORADO

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH MIGHT BE CAUSED BY THE FAILURE AND EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Parcel Line Table

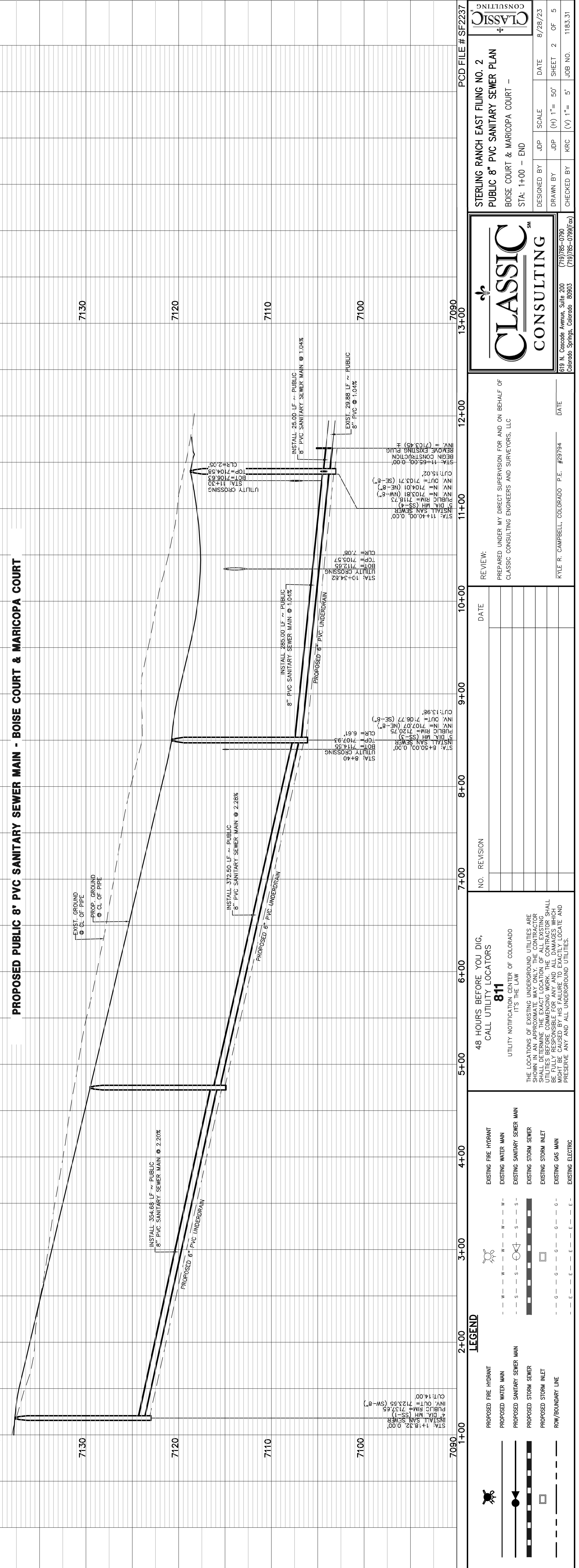
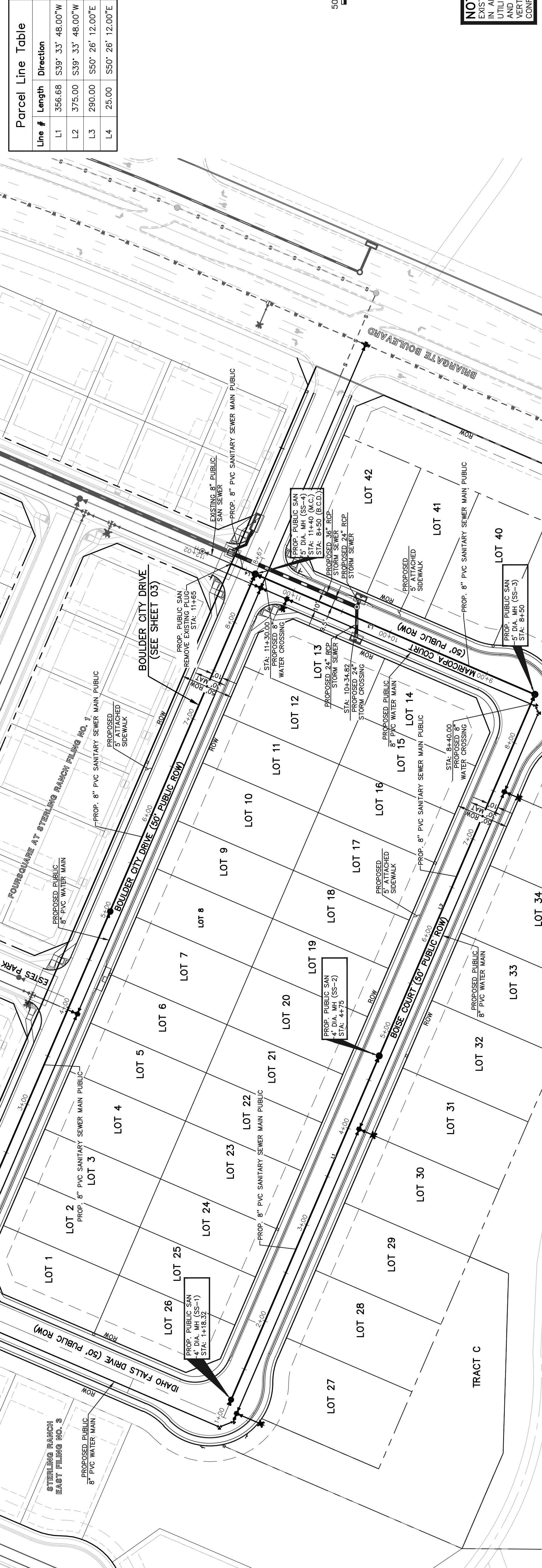
Line #	Length	Direction
L1	356.66	S39° 33' 48.00"W
L2	375.00	S39° 33' 48.00"W
L3	290.00	S50° 26' 12.00"E
L4	25.00	S50° 26' 12.00"E



STREET ABBREVIATION INDEX

B.C.	BOISE COURT
B.C.D.	BOULDER CITY DRIVE
M.C.	MARICOPA COURT
E.P.	ESTES PARK
I.F.D.	IDAHO FALLS DRIVE

NOTE:
 EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE MANNER. ALL EXISTING UTILITIES AND STORM SEWERS SHALL BE LOCATED AND VERIFIED PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



CLASSIC CONSULTING
 811
 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
 UTILITY NOTIFICATION CENTER OF COLORADO
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CLASSIC CONSULTING
 819 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 575-0795
 (719) 575-0795 (fax)

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 DATE: _____
 KYLE R. CAMPBELL, COLORADO P.E. #29794
 DATE: _____

NO.	REVISION	DATE

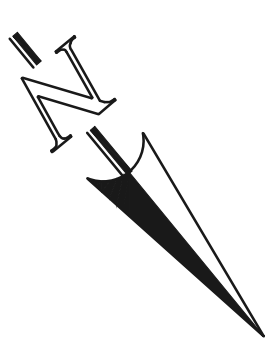
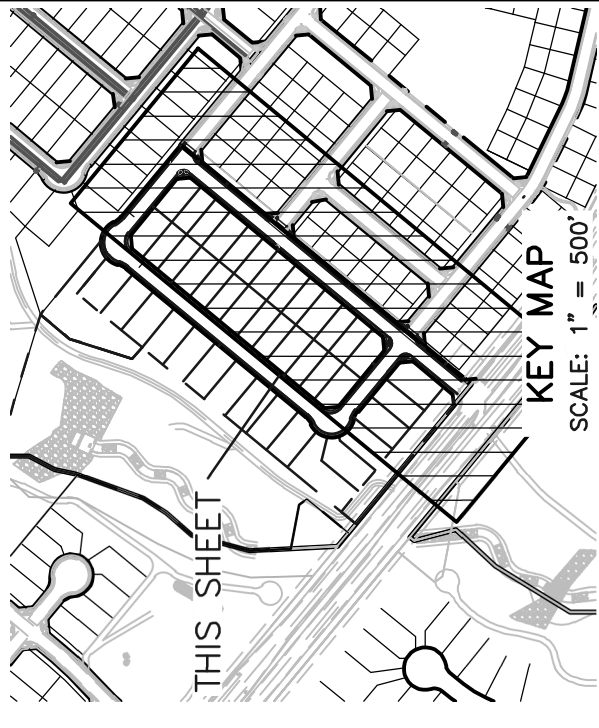
LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- ROW/BOUNDARY LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER
- EXISTING STORM INLET
- EXISTING GAS MAIN
- EXISTING ELECTRIC

STERLING RANCH EAST FILING NO. 2
 PUBLIC 8" PVC SANITARY SEWER PLAN
 BOISE COURT & MARICOPA COURT -
 STA: 1+00 - END

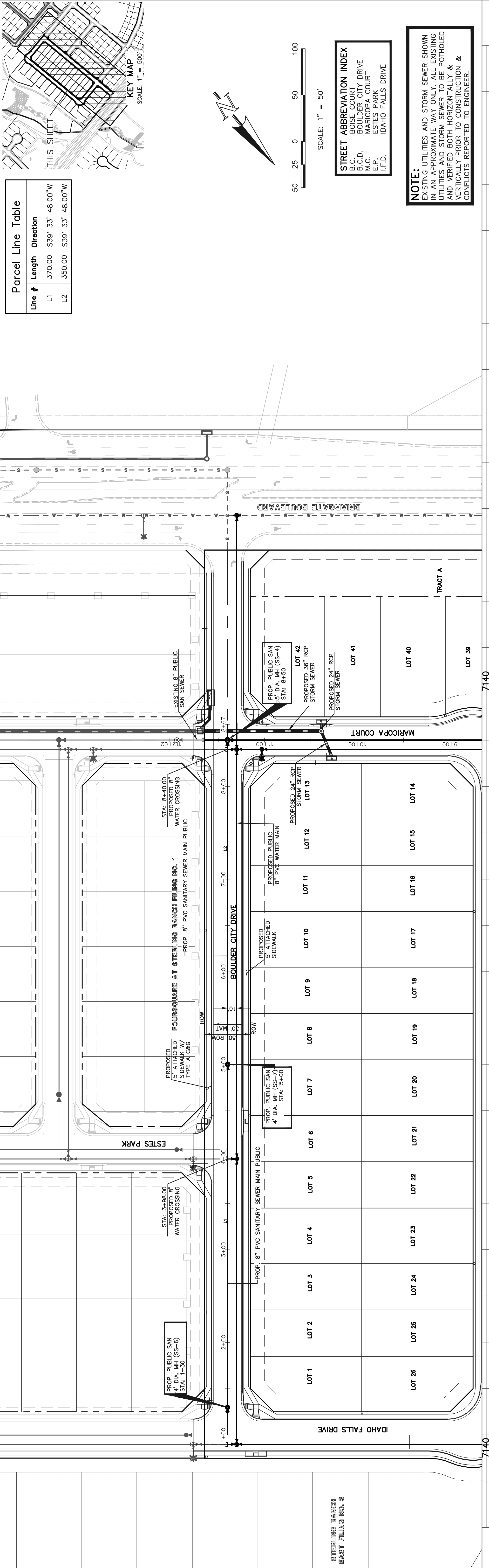
DESIGNED BY: JDP SCALE: (H) 1" = 50' SHEET 2 OF 5
 DRAWN BY: JDP (V) 1" = 5' CHECKED BY: KRC JOB NO. 1183.31
 PCD FILE # SF2237

Line #	Length	Direction
L1	370.00	S39° 33' 48.00"W
L2	350.00	S39° 33' 48.00"W

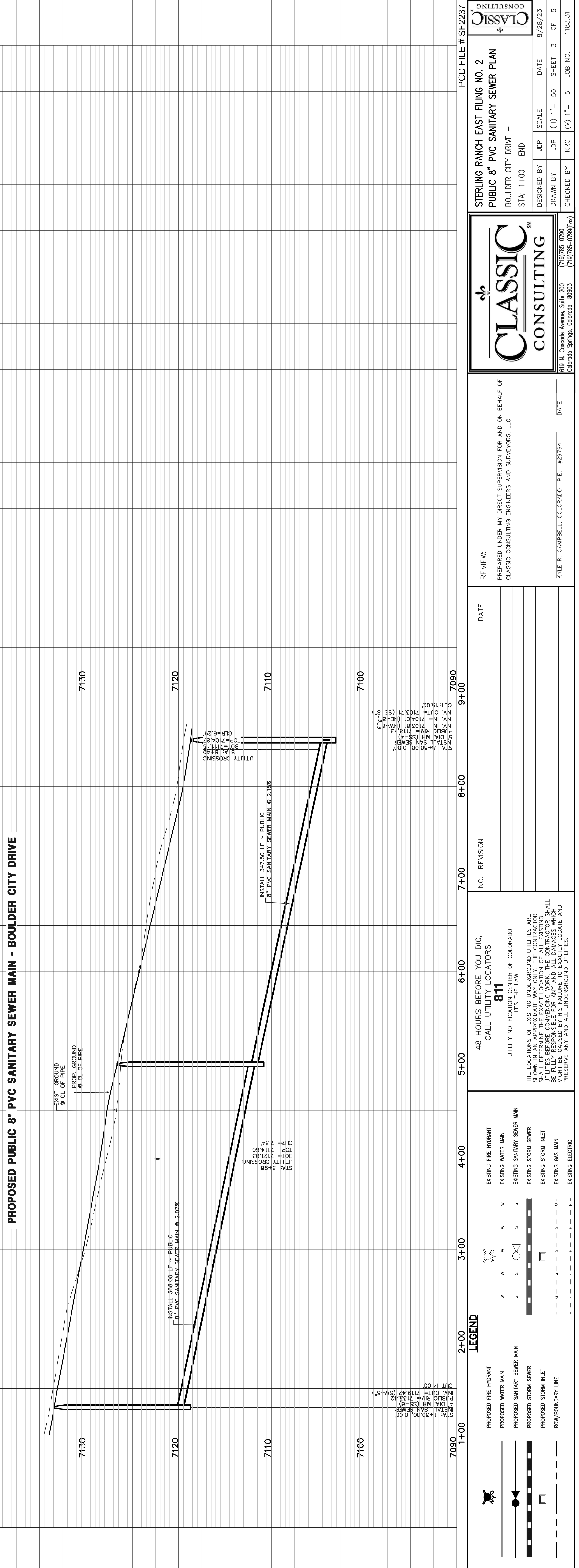


STREET	ABBREVIATION INDEX
B.C.	BOULDER CITY DRIVE
M.C.	MARICOPA COURT
E.P.	ESTES PARK
I.F.D.	IDAHO FALLS DRIVE

NOTE:
 EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE MANNER. ALL EXISTING UTILITIES AND STORM SEWER SHALL BE VERIFIED PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - BOULDER CITY DRIVE



LEGEND

	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
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	EXISTING GAS MAIN
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NO.	REVISION	DATE

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794

DATE

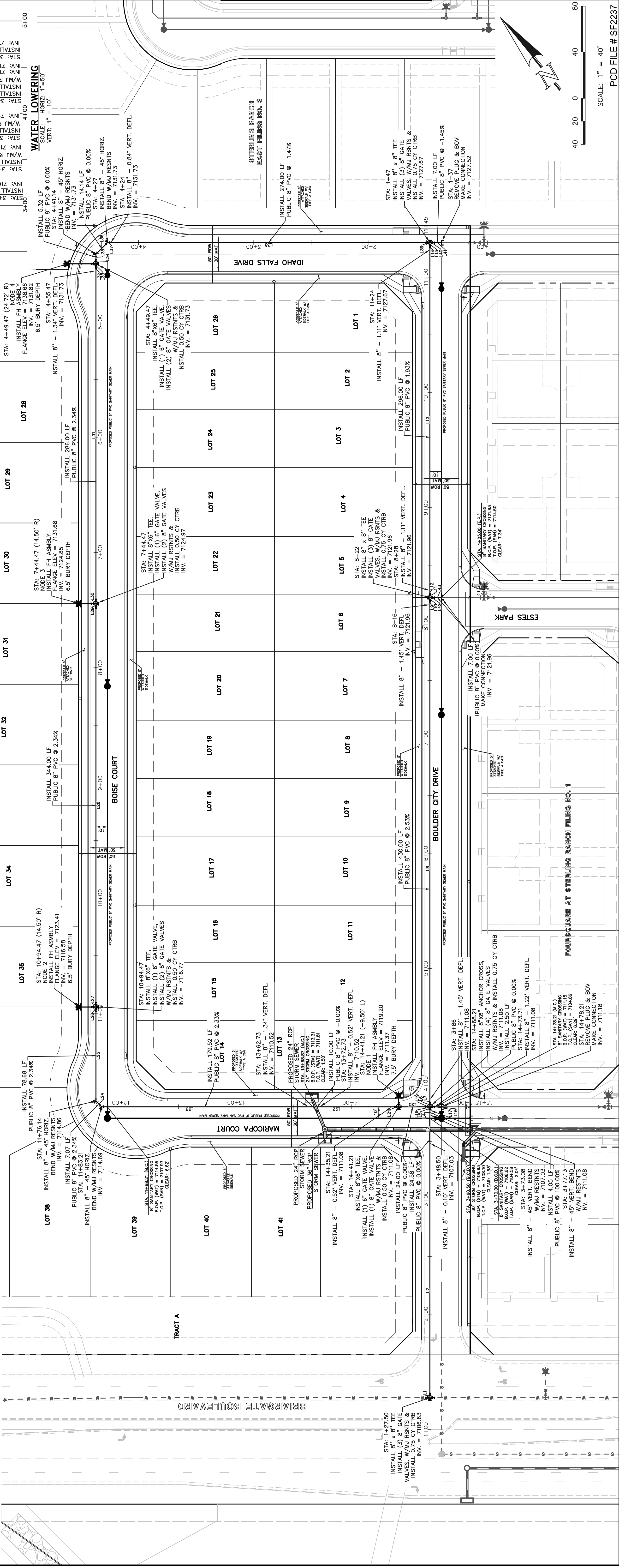
CLASSIC CONSULTING
 819 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 595-0796
 (719) 595-0795 (fax)

STERLING RANCH EAST FILING NO. 2
 PUBLIC 8" PVC SANITARY SEWER PLAN
 BOULDER CITY DRIVE -
 STA: 1+00 - END

DESIGNED BY: JDP SCALE: DATE: 8/28/23
 DRAWN BY: JDP (H) 1" = 50' SHEET: 3 OF 5
 CHECKED BY: KRC (V) 1" = 5' JOB NO.: 1183.31

PCD FILE # SF2237

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	3.00	N39° 33' 48.00"E	L21	3.00	N50° 26' 12.00"W	L41	7.00	S50° 26' 12.00"E
L2	218.00	N39° 33' 48.00"E	L22	102.23	N50° 26' 12.00"W	L42	3.00	S50° 26' 12.00"E
L3	24.58	N39° 33' 48.00"E	L23	152.77	N50° 26' 12.00"W	L43	7.00	S50° 26' 12.00"E
L4	4.05	N39° 33' 48.00"E	L24	7.07	N5° 26' 12.00"W			
L5	2.87	N39° 33' 48.00"E	L25	78.88	N39° 33' 48.00"E			
L6	3.00	N39° 33' 48.00"E	L26	3.00	N39° 33' 48.00"E			
L7	3.00	N39° 33' 48.00"E	L27	3.00	N39° 33' 48.00"E			
L8	430.00	N39° 33' 48.00"E	L28	344.00	N39° 33' 48.00"E			
L9	3.00	N39° 33' 48.00"E	L29	3.00	N39° 33' 48.00"E			
L10	3.00	N39° 33' 48.00"E	L30	3.00	N39° 33' 48.00"E			
L11	3.00	N39° 33' 48.00"E	L31	286.00	N39° 33' 48.00"E			
L12	3.00	N39° 33' 48.00"E	L32	3.00	N39° 33' 48.00"E			
L13	296.00	N39° 33' 48.00"E	L33	3.00	N39° 33' 48.00"E			
L14	3.00	N39° 33' 48.00"E	L34	3.00	N39° 33' 48.00"E			
L15	3.00	N39° 33' 48.00"E	L35	5.32	N39° 33' 48.00"E			
L16	3.00	N50° 26' 12.00"W	L36	14.14	N84° 33' 48.00"E			
L17	4.00	N50° 26' 12.00"W	L37	3.00	S50° 26' 12.00"E			
L18	3.00	N50° 26' 12.00"W	L38	274.00	S50° 26' 12.00"E			
L19	3.00	N50° 26' 12.00"W	L39	3.00	S50° 26' 12.00"E			
L20	24.00	N50° 26' 12.00"W	L40	3.00	S50° 26' 12.00"E			



LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- ROW/BOUNDARY LINE
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- EXISTING STORM INLET
- EXISTING GAS MAIN
- EXISTING ELECTRIC

NO. REVISION

NO.	REVISION	DATE

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REVIEW: _____
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DATE: _____

KYLE R. CAMPBELL, COLORADO P.E. #29794

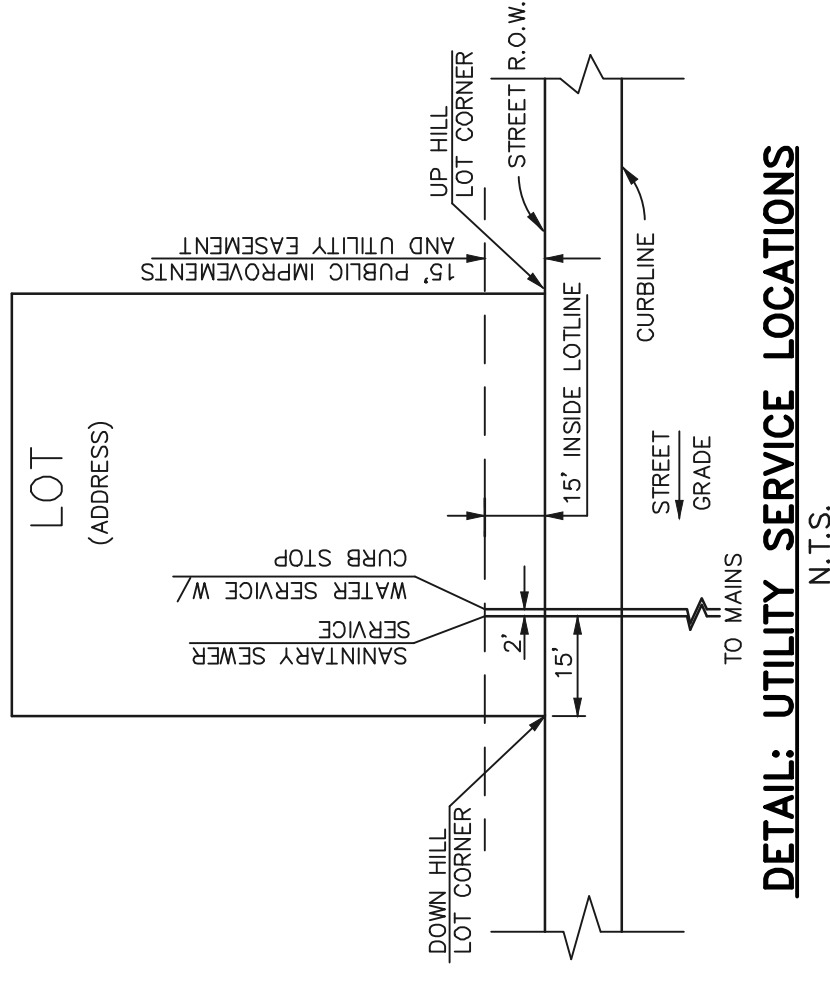
STERLING RANCH EAST FILING NO. 2
PUBLIC 8" PVC WATER SYSTEM PLAN

DESIGNED BY: JDP SCALE: 8/28/23
DRAWN BY: JDP (H) 1" = 40' SHEET 4 OF 5
CHECKED BY: KRC (V) 1" = N/A JOB NO. 1183.31

PCD FILE # SF2237

SCALE: 1" = 40'

CLASSIC CONSULTING
1919 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 575-0758 (cell)
(719) 575-0758 (fax)

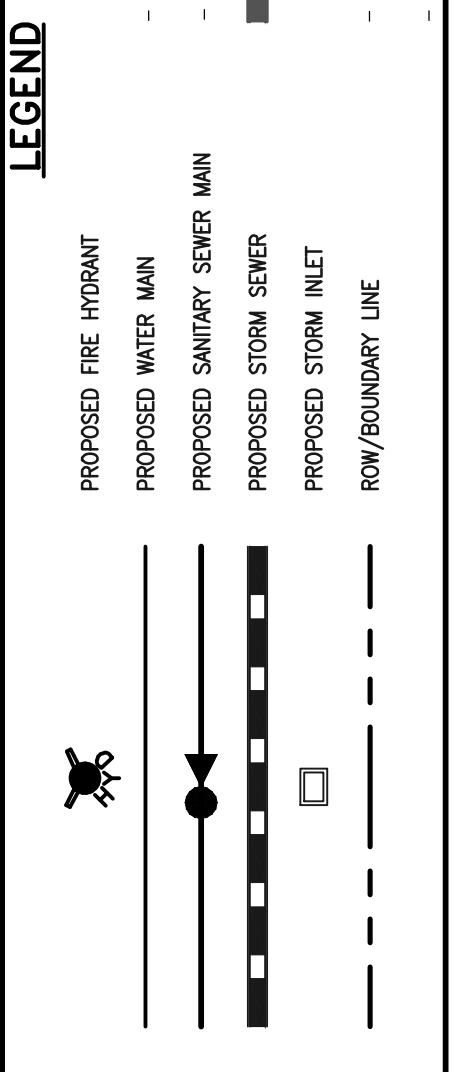
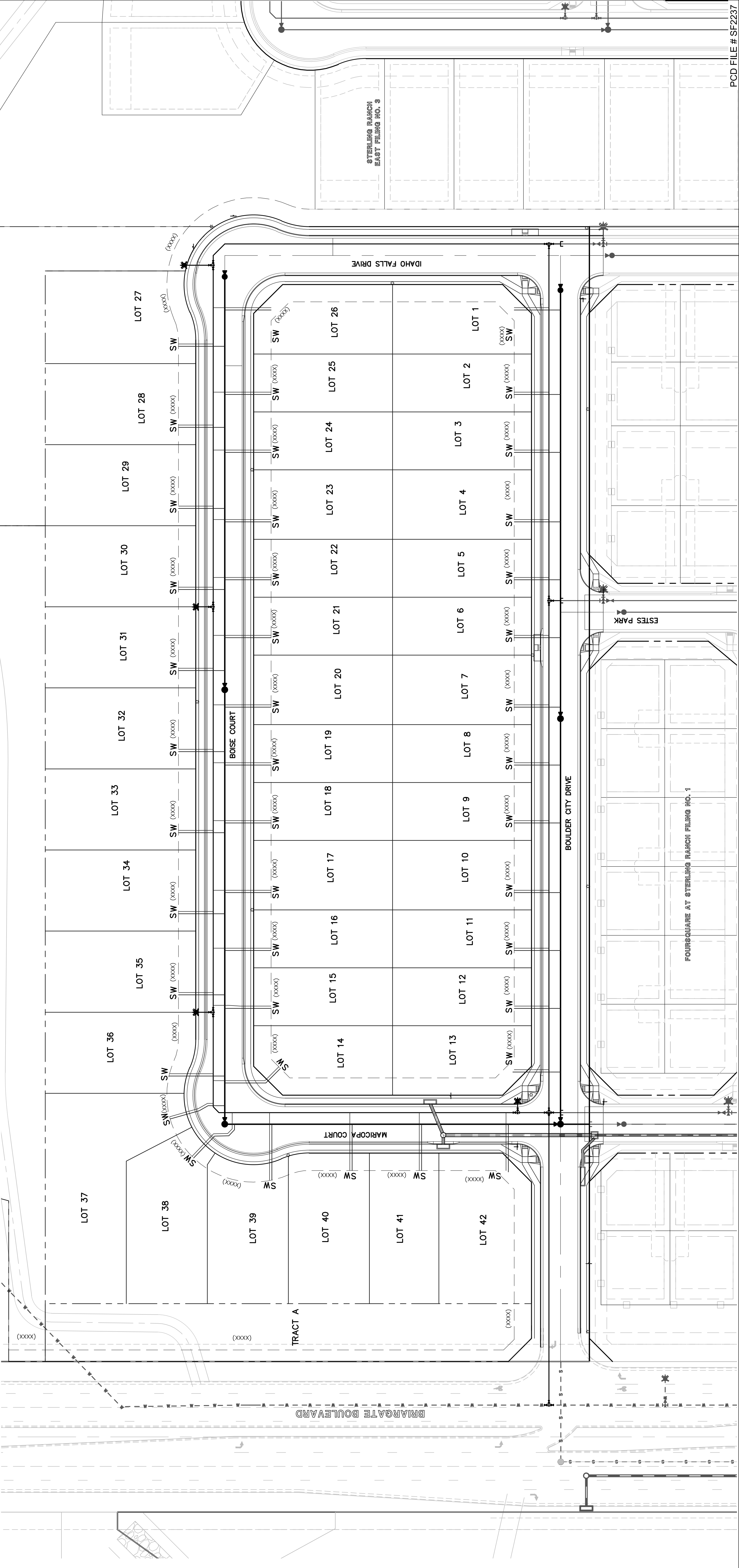


- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE DISTRICT SPECS FOR TAPPING SADDLE DETAIL.
 - 3.) FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
 - 4.) PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x24" POST EXTENDING VERTICALLY OUT OF GROUND 36 INCHES FROM FLOWLINE.
 - 5.) WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4" BELOW FINISH GRADE.
 - 6.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
 - 7.) RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
 - 8.) ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
 - 9.) ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
 - 10.) ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
 - 11.) HOMEOWNER SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
 - 12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS.
 - 13.) ALL WATER SERVICES ARE 20" X COPPER WITH 3/4" x 8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
 - 14.) ALL SANITARY SERVICES ARE 4" PVC WITH TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.

MINIMUM SLOPES FOR WASTEWATER SERVICE LINES

4" PVC	2.08% OR 1/4" PER FOOT
4" DUCTILE IRON PIPE	1.04% OR 1/8" PER FOOT
6" PIPE	1.04% OR 1/8" PER FOOT

CONTRACTOR TO TAKE CAUTION WHEN CROSSING UTILITY MAINS W/ SERVICES



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL UTILITIES WHICH MIGHT BE CAUSED BY THE FAILURE AND EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794

DATE

CLASSIC CONSULTING

STERLING RANCH EAST FILING NO. 2
UTILITY SERVICE PLAN

PCD FILE # SF2237

DESIGNED BY: JDP SCALE: 8/28/23
DRAWN BY: JDP (H) 1" = 40' SHEET 5 OF 5
CHECKED BY: KRC (V) 1" = N/A JOB NO. 1183.31